

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Surplus County Land

DEPARTMENT: Administrative Services **DIVISION:** Support Services

AUTHORIZED BY: Steve Howard, Director **CONTACT:** Meloney Lung, Manager **EXT.** 5256

Agenda Date <u>1/23/07</u> <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Consent <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing
<input type="checkbox"/> Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00

MOTION/RECOMMENDATION: Staff is seeking direction on the disposition of County owned property located at 100 Seminola Blvd., Casselberry (Parcel ID#05-21-30-517-2800-0150).

BACKGROUND:

On 9/26/06, the Board of County Commissioners approved a request to surplus County owned property located at 100 Seminola Blvd., Casselberry for the appraised \$95,000. This property was purchased in December 1993 for a road widening project. On 11/9/06, Purchasing advertised the bid which closed on 12/4/06. Purchasing did not receive any responses to the solicitation.

On 12/29/06, the County Manager's Office received a letter from an interested party offering \$40,000 for the property. However, the letter indicated that there would be several conditions placed on his offer. The conditions being:

1. The subject property stays within unincorporated Seminole County.
2. The subject property is currently zoned C-2. Seminole County Zoning Regulations Section 30.762 (e) allows "Furniture warehouse with retail sales" within said category and with the County's concurrence, the storage of component furniture parts (kitchen cabinets), including various types of countertops within the existing building.
3. In addition to landscaping and cosmetic improvements to the building it will be necessary to receive a County permit to install an overhead door on the West side of the existing building.

Reviewed by:
Co Atty: _____
DFS: _____
Other: _____
DCM: _____
CM: _____
File No. <u>RASSS01</u>

County staff has reviewed the conditions and has found the following:

1. Regarding the annexation, this procedure is established by state statutes. Therefore, the county cannot guarantee that the property will remain in unincorporated Seminole County indefinitely.
2. Furniture warehouse with retail sales is a permitted use in the C-2 zoning district of Seminole County.
3. Any improvements to the property will need to conform to the Seminole County Land Development Code.

Staff is seeking direction on the disposition of the property. The two options for the Board of County Commissioners to consider are:

1. Lowering minimum bid and again conducting sealed bid process (FS 125.35)
2. Retaining and disposing of property at a later date

Francesco P. Avallone
2631 South Highway 17-92
Casselberry, Florida 32707

December 29, 2006

Mr. Donald S. Fisher
Deputy County Manager
Seminole County
1101 East First Street
Sanford, FL 32771-1468

RE: 05-21-30-517-2800-0150

Dear Mr. Fisher:

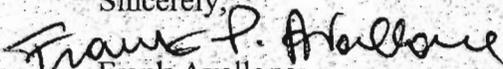
I am writing to you concerning the above referenced property. As you are aware, this County owned property was recently put up for sale and did not receive any bids. Please consider my offer of *FORTY THOUSAND DOLLARS (\$40,000.00)* for the property, with the following considerations:

- The subject property stays within unincorporated Seminole County.
- The subject property is currently Zoned C-2. Seminole County Zoning Regulations Section 30.762 (e) allows "Furniture warehouse with retail sales" within said category; it is my intent, with the County's concurrence, to store component furniture parts (kitchen cabinets), including various type of counter tops within the existing building.
- In addition to landscaping and cosmetic improvements to the building it will be necessary to receive a County permit to install an overhead door on the West side of the existing building.

Mr. Fisher, I realize that there are County procedures that must be followed; however, my business plan dictates that "time is of the essence" and I would appreciate it if you would analyze my offer and respond with any suggestions and/or counteroffer at your earliest convenience.

Thank you for your consideration.

Sincerely,


Frank Avallone